

**N. HOUSTON DEVELOPMENT CORP.**

**AND**

**REINVESTMENT ZONE NUMBER ELEVEN, CITY OF HOUSTON, TEXAS**

**NOTICE OF JOINT MEETING**

**TO: THE MEMBERS OF THE BOARD OF DIRECTORS OF THE N. HOUSTON DEVELOPMENT CORP. AND REINVESTMENT ZONE NUMBER ELEVEN, CITY OF HOUSTON, TX AND TO ALL OTHER INTERESTED PERSONS:**

Notice is hereby given that a meeting of the Board of Directors of The N. Houston Development Corp. ("CORP") will hold a joint meeting with the Board of Directors of Reinvestment Zone Number Eleven, City of Houston, Texas ("ZONE") on Thursday, April 20, 2023 at 2:00 P.M., at the Rockstar Energy Bike Park Events Center located at 12257 Kuykendahl, Houston, TX 77067 to consider, discuss, and adopt such orders, resolutions, or motions, and take other direct or indirect actions as may be necessary, convenient, or desirable with respect to the below listed matters:

**AGENDA**

**I. PUBLIC COMMENTS**

\*Members of the public are invited to speak during this portion of the agenda. If you would like to speak, please contact the Authority/Zone by referencing the following email to Sally Bradford, [sbradford@northhouston.org](mailto:sbradford@northhouston.org), and let us know before the meeting that you wish to speak (Two-minute limit).

**II. ITEMS OF CONSIDERATION**

**A. Consent Agenda**

1. Minutes for meeting held on January 19, 2023 \_\_\_\_\_
2. Check Register and Accounts Payable - Review, authorize and ratify payments \_\_\_\_\_
3. Financial Statements as of February 28, 2023 \_\_\_\_\_
4. Cash/Investment Balances Report as of February 28, 2023 \_\_\_\_\_

**B. Chairman's Report**

1. Report on 2023 USABMX Nationals held at the Bike Park the week-end of February 10-12.
2. Update on Skate Park after school program \_\_\_\_\_
3. State Qualifier BMX Race the week-end of April 30, 2023
4. Update on North Belt Police Station

**C. Items Requiring Board Action**

1. The Board authorizes an offer to purchase approximately 8.7 acres of land on Kuykendahl Road across from the Rockstar Energy Bike Park, in the amount of \$2,000,000 with a 90 day Due Diligence period. If accepted, the Owner is required to clear the property before contract closing – Authorize and/or consider taking appropriate action.
2. The Board approves two proposals by PGAL, in connection with the Greens Road Project, to separate the project into two components. Projects to coincide with the City's unanticipated work on Greens Road. Project 1 includes Landscaping and amenities upgrades for a design fee of \$28,724.94. Project 2 includes intersection enhancements, pavement reconstruction, pavers and decorative signal poles for a design fee of \$25,385.19 – Approve and/or consider taking appropriate action \_\_\_\_\_
3. The Board approves an LOI for a property tax reimbursement agreement by and between the N. Houston Development Corp. and Academy Development to build 149 single family homes on land north of Rankin Rd. and east of Ella Rd. The homes will be in the \$300,000 range. The term of the agreement is for 5 years and reimburses the developer, in amount not to exceed \$2,000,000 for constructed public amenities. The developer is only reimbursed annually, as the CORP receives increment based on the added value of the project – Approve and/or consider taking appropriate action.
4. The Board approves a draft agreement by and between the N. Houston Development Corp. and

The North Houston District to provide future Management Services in connection with the Operation and staffing of the CORP. – Approve and/or consider taking appropriate action

5. The Board ratifies a Proposal with Renfro Metalsmiths, LLC., in the amount of \$29,236, in connection with repairs to the Bike Park bridge, benches, and building outer coverings – Ratify and/or consider taking appropriate action.
6. The Board ratifies a Proposal from Yellowstone Landscape, in the amount of \$36,365, to replace plantings, trees and soil destroyed during the freeze. Ratify and/or consider taking appropriate action.
7. The Board ratifies a Proposal from RTZ Enterprises, in the amount of \$13,100, for one half the cost to repair asphalt on pump tracks throughout the bike park – Ratify and/or consider taking appropriate action.
8. The Board approves a proposal from Mr. Electric, in the amount of \$39,606, to install additional lighting at Dylan Park, pedestrian areas, and both skate park parking lots – Approve and/or consider taking appropriate action.
9. The Board approves a proposal from Mr. Electric, in the amount of \$11,146.72 to replace older bulbs with LED Fixtures throughout the parks.
10. The Board approves the Executive Director's annual contract including accompanying benefits – Approve and/or consider taking appropriate action.

D. Capital Improvement Plan (CIP) – Updates and Discussion

Greens Road Reconstruction Project  
Kuykendahl Landscaping Project

- E. Mall Redevelopment – Consideration of matters relative to plans, research, studies, contracts, agreements, financing, developer agreements, meetings, architectural and engineering or construction issues, acquisition or disposition of land and buildings, any other matters relative to mall redevelopment or related projects.
- F. Resolutions Summarizing and Approving Actions Taken by the Board of Directors – Consideration and Approval

III. EXECUTIVE SESSION (IF NECESSARY)


Go into executive session to discuss: a) pending or contemplated litigation in accordance with Section 551.071 of the Texas Government Code; b) acquisition of real property in accordance with Section 551.072 of the Texas Government Code; c) personnel matters in accordance with Section 551.074 of the Texas Government Code; d) to receive information from employees or question employees in accordance; and e) to receive information regarding economic development with Section 551.075 of the Texas Government Code.

IV. RECONVENE - OPEN SESSION (IF EXECUTIVE SESSION HELD)

Reconvene public session to consider authorizing the Authority's Board, staff and consultants to take any necessary action with respect to: a) pending or contemplated litigation; b) acquisition of real property; c) personnel matters; and d) receiving information from or questioning employees, and any other matters discussed during the executive session.

V. **PROPOSED DATE FOR NEXT MEETING: June 15, 2023**

VI. **ADJOURNMENT**

  
Sally Bradford, Executive Director  
Reinvestment Zone No. 11, City of Houston, Texas.

4/13/2023  
Date